To answer the following questions, please visit the MCCS Reading document (<u>click here</u>) to support your reasoning.

Deconstruct this item

		A	HOUSING RENTAL AGREEM					
TH	IIS AGREEMENT is made this	dav of	. by and between		. herein called			
"La	andlord," and,			, herein called "Tenant."	Landlord hereby agrees			
to 1	rent to Tenant the real property located	in the City of	, State of	, herein called "Tenant." , described as follows: th day of	 at which time			
this	s agreement is terminated. Landlord ren	nts the demised p	roperty to Tenant on the following to	erms and conditions:	, at which time			
1.	Rent Tenant agrees to pay Landlord as base the term of this agreement. Rent must day notice will be posted.	e rent the sum of be received by 5	per month, due and properties 5:00 p.m. If the rent has not been rec	ayable monthly in advance on the first deived by 9:00 a.m. on the second of the	ay of each month during month, then a seven (7)			
2.		Tenant's risk) to		ned unpaid. Rent shall be made payable t				
3.	Bad-Check Servicing Charge In the event Tenant's check is dishonored and returned for any reason to Landlord, Tenant agrees to pay as additional rent the sum equal to thirty-five dollars (\$35) for each occurrence. This amount shall be in addition to all late fees, if check is not paid prior to the first of the month. If for any reason a check is returned or dishonored, all future rent payments must be cash or money order.							
4.	Use Tenant agrees to use the property only	Use Tenant agrees to use the property only as a residence for self and those persons identified below.						
	Landlord will hold Tenant solely resp	onsible for all da	l damages to property or for violations against this rental agreement.					
5.	Appliances The house is rented with the following appliances: Refrigerator and Stove. Other appliances that may be included in the rental property are the sole responsibility of Tenant to maintain. Landlord will not be responsible for the maintenance of these other appliances and does not warrant the condition of these appliances.							
6.	Repair Policy Tenant shall use customary diligence in care of the Property. All minor repairs are expected to be performed by or at the direction of Tenant, at the sole responsibility of Tenant. Any and all repairs made at the direction of Tenant shall be done by a competent professional, or by Tenant provided that Tenant is capable and qualified to make said repairs. All repairs shall be done in compliance with all applicable codes and regulations. Any repair that is estimated to cost more than fifty dollars (\$50) must receive permission of Landlord prior to being made. Under no circumstances will Landlord be responsible for an improvements or repairs costing more than \$50 unless Tenant is given written authorization to make repairs or improvements in advance.							
7.	Occupancy Tenant is to maintain the dwelling uni	it as follows:						
	a) Comply with all obligations prima	arily imposed upo	on Tenant by applicable provisions o	of building codes materially affecting he	alth and safety.			
	b) Keep that part of the property that Tenant occupies and uses as clean and safe as the condition of the property permits.							
	c) Dispose from the dwelling unit all rubbish, garbage, and other waste in a clean and safe manner.							
d) Keep all plumbing fixtures in the dwelling unit as clean as their condition permits.								
	e) Use in a reasonable manner all ele air-conditioning, and other facilitie		g, sanitary, heating, ventilating, s, including elevators, on the propert	ty.				
f) Not deliberately or negligently destroy, deface, damage, impair, or remove any part of the property of				the property or knowingly permit any po	erson to do so.			
	g) Not disturb neighbors' peaceful en							
8.	unfulfilled at the termination of this R belongings of Tenant. If any provision Tenant as payment for any rent due to Security Deposit, Tenant hereby agree	etter condition as Rental Agreement of this Rental A December Landlord. Shou es to reimburse L	s when accepted by Tenant, reasonabt, as specified herein. Satisfactory configurement is violated, the Security Deld Tenant be responsible for damage andlord for such loss immediately under the security of	y Deposit. This Security Deposit is to go ble wear excepted, and to satisfy any oblompliance with this section includes rem Deposit is forfeited. The Security Deposit and/or loss of value to the property gre upon the presentation of a bill for said day warding address, upon Tenant's vacating	igations of Tenant oving all trash and t may not be applied by ater than the value of the image and/or loss.			

returning keys to Landlord and upon termination of this contract according to other terms herein agreed. The Security Deposit will be returned within thirty (30) days after Tenant vacates the property, along with an itemized statement as to the deductions, if any, from said Security Deposit.

9. Alterations

Tenant shall make no alterations, decorations, additions, or improvements in or to the property without Landlord's prior written consent, and then only by contractors or mechanics approved by Landlord. All alterations, additions, or improvements upon the property, made by either party, shall become the property of Landlord and shall remain upon, and be surrendered with, said property, as a part thereof, at the end of the term hereof.

10. Vehicle Policy

Tenant must follow rules and laws of the City Parking Department concerning parking. Tenant must obtain all necessary parking permits and information for self and guests. Landlord is not responsible for Tenant's parking needs. Off-street parking is not provided by Landlord, unless otherwise noted in this agreement.

11. Utilities

Tenant will be responsible for payment of all utility and garbage bills, water and sewer charges, telephone bills, gas bills, and any other bills incurred during residency. Tenant specifically authorizes Landlord to deduct amounts of unpaid bills from the Security Deposit in the event bills remain unpaid after termination of this agreement.

12. Access to Property

Landlord reserves the right to enter the residence at reasonable times to inspect, make necessary repairs, supply services, or show it to prospective residents, purchasers, mortgagors, workers, or contractors. Whenever practicable, a 24-hour notice of Landlord's intent to enter shall be given to Tenant. Landlord may also display "for rent" and "for sale" signs on the building of which the rented residence is a part.

13. Full Disclosure

Tenant signing this Rental Agreement hereby states that all questions about this Rental Agreement have been answered, and that Tenant fully understands all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. Tenant further states that he/she agrees to fulfill Tenant's obligations in every respect or suffer the full legal and financial consequences of his/her actions or lack of action in violation of this agreement. Signature by Tenant on this Rental Agreement is acknowledgment of receipt of a signed copy of the Rental Agreement.

agreement. Sign	lature by Tenant on tins	Kentai Agreement is acknow	
Accepted this	day o	·	
	, Landlord	, Tenant	
		, Tenant	
		, Tenant	
		, Tenant	

According to the rental agreement, which of the following is the landlord required to do?

- A. Maintain and repair air conditioning units
- B. Provide a stove and refrigerator
- C. Arrange for weekly trash disposal
- D. Supply the tenant with multiple keys

The correct answer is B.